

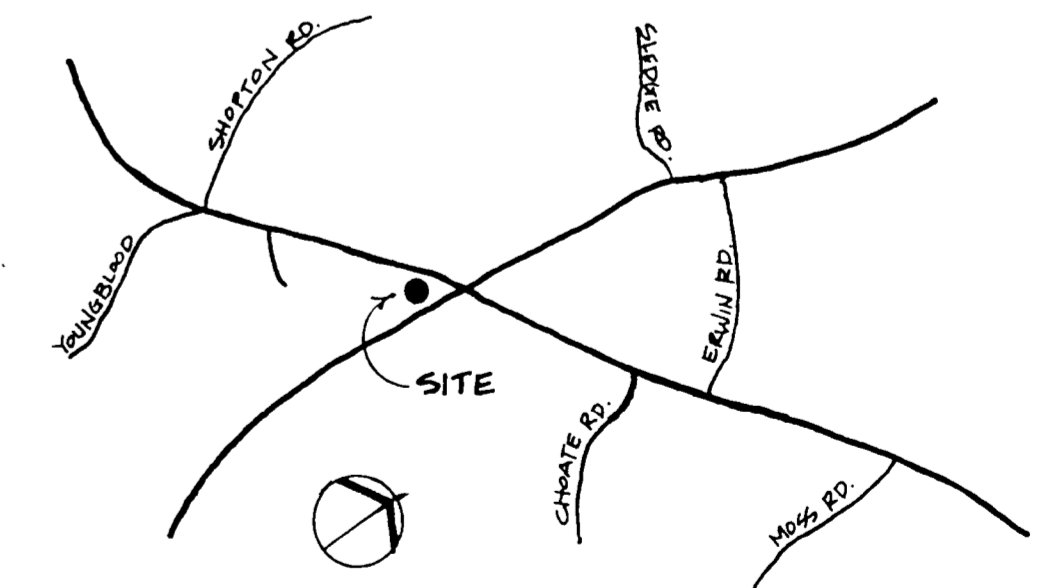
Development Data

Site Area _____ 3.58 Ac.(Inc. R/W)
 _____ 2.46 Ac. (Excl. R/W)
 Existing Zoning _____ R-15
 Proposed Zoning _____ B-2 (CD)
 Maximum Bldg Area _____ 50,000 S.F.

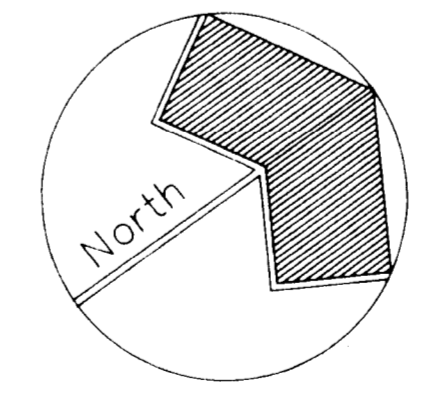
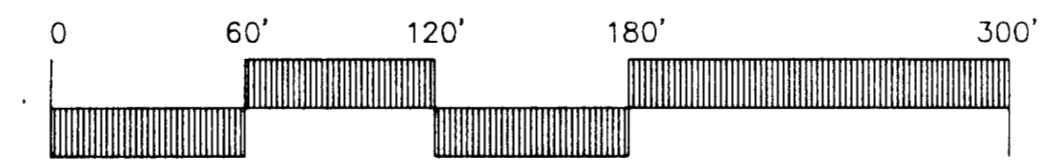
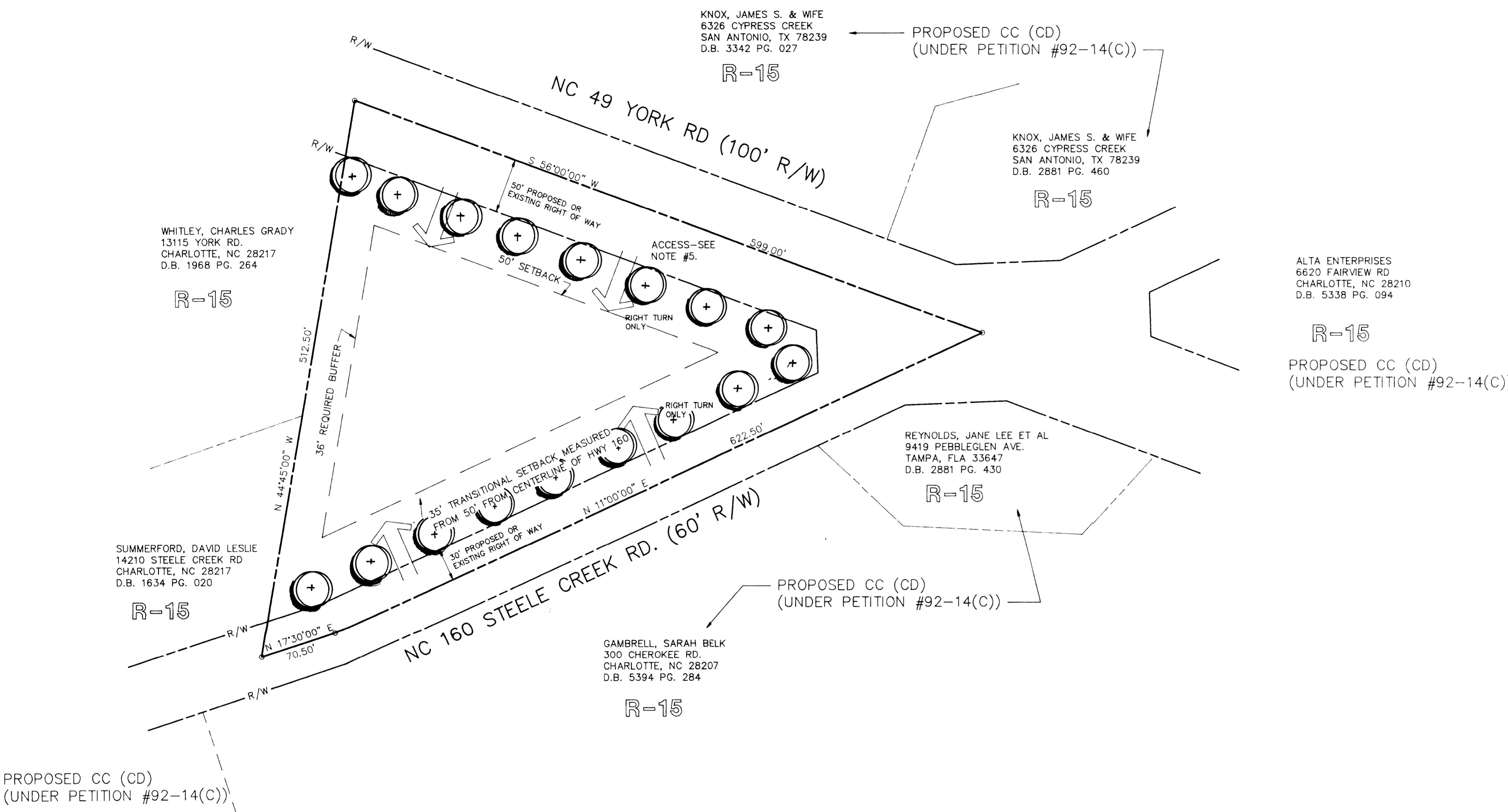
Development Notes

1. SITE BOUNDARY INFORMATION FROM NORTH CAROLINA GENERAL WARRANTY DEED, DATED DECEMBER 9, 1963.
2. PROPERTY USE WILL BE RESTRICTED TO THOSE USES ALLOWED IN THE B-1 ZONING DISTRICT EXCEPT THAT HOTEL/MOTEL USE WILL BE ALLOWED, AND DRIVE THROUGH SERVICE MAY BE PERMITTED.
3. SEE SEPARATE SHEETS OF NOTES FOR CONDITIONS OF THE FOLLOWING ITEMS: STREETSCAPE, SETBACKS, LANDSCAPE DESIGN, SIDEWALKS, LIGHTING, SIGNS, PARKING AREAS, ARCHITECTURAL CONTROLS, AND STORMWATER MANAGEMENT.
4. BUFFERS, SCREENING, PARKING, AND SIGNAGE WILL MEET APPLICABLE ZONING ORDINANCE REQUIREMENTS.
5. DRIVEWAY CONNECTIONS TO YORK ROAD AND STEELE CREEK ROAD WILL BE COORDINATED WITH NCDOT. A MAXIMUM OF 2 DRIVEWAYS ONTO YORK ROAD AND 2 DRIVEWAYS ONTO STEELE CREEK ROAD WILL BE ALLOWED. LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN OF YORK ROAD REALIGNMENT. THE TWO DRIVEWAYS CLOSEST TO THE EXISTING INTERSECTION WILL BE RIGHT TURN ONLY, AS NOTED ON PLAN.

Location Map



APPROVED BY COUNTY COMMISSION
 DATE 12/7/93



For Public Hearing

Project Manager
 RLE
 Drawn By
 SSW
 Checked By
 LRM
 Date
 9-17-91
 Project Number
 91040

REVISIONS:
 12-20-91: PER STAFF COMMENTS
 7-8-92: REVISED SETBACKS, MAX. BLDG. AREA, STREETSCAPE, AND NOTES PER STAFF COMMENTS

DPR
 DESIGN • PLANNING • RESEARCH

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Rezoning Plan • Petition No. 91-46(C)
**Proposed Rezoning
 For Clyde & Mary Leta Armstrong**
 Mecklenburg County, North Carolina

Scale: 1"=60'
 Sheet Number
RZ-1
 Of _____ Total _____